

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

TOPAZ ST/LINDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0173-LINDA PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.6 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street intersection off-set; and **2)** allow modified street standards.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade.

Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester (description on file). TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-12-402-005 through 162-12-402-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street intersection off-set to 22 feet where 125 feet is required per Chapter 30.52 (an 82.4% reduction).
2. Allow an elbow design where a knuckle design is required for a residential street per Uniform Standard Drawings 211.1.S1 and 211.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2700 through 2832 Linda Avenue
- Site Acreage: 2.6
- Number of Lots: 19

- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,609/4,940 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 1,826 to 2,429

Site Plan

This request is for a conforming zone boundary amendment to an R-2 zoning district. The plans depict a single family residential development consisting of 19 lots on 2.6 acres with a density of 7.4 dwelling units per acre. The minimum and maximum lot sizes are 3,609 square feet and 4,940 square feet, respectively. The sole means of ingress and egress to the proposed development is via two, 37 foot wide north/south private streets that connect to Linda Avenue. The north/south private streets connect to a 37 foot wide east/west private street, internal to the proposed development. Lot 1 through Lot 7 are located along the west property line of the project site while Lot 8 through Lot 19 are centrally located within the development. A 4 foot wide internal sidewalk is located immediately adjacent to Lot 8 through Lot 19. A 5 foot wide sidewalk is located along Linda Avenue. A waiver of development standards is requested to reduce the street intersection off-set between a proposed north/south private street (Hawkins Way) within the project site and an existing north/south private street being Sumac Lane. Furthermore, a waiver of development standards is also requested to allow an elbow design where Hawkins Way meets Davison Way, and where Baskin Way meets Davison Way. The increase in finished grade will predominantly occur on the rear portion of Lot 8 through Lot 13, that are centrally located within the project site adjacent to Hawkins Way.

Landscaping

The plans depict a 6 foot wide street landscape area located behind a 5 foot wide attached sidewalk, adjacent to Linda Avenue. The street landscape area consists of 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover. Twenty-four inch box trees are planted 30 feet on center along the north and west property lines, adjacent to the existing single family residential development. A landscape area measuring 10 feet to 20 feet in width that includes 24 inch box trees, shrubs, and groundcover is located at the southeast corner of the project site, adjacent to Baskin Way, a private street.

Elevations

The plans depict 2 story model homes with 4 elevations with a maximum height up to 28 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stucco pop-outs and varying rooflines.

Floor Plans

The plans depict 2 story model homes with 4 floor plans ranging between 1,826 square feet to 2,429 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, laundry room, and a living room. All models feature 2 car garages.

Applicant's Justification

The applicant states the proposed zone change conforms to and is consistent with the Master Plan. The applicant believes the request to reduce the street intersection off-set is appropriate because Sumac Lane, serving the adjacent subdivision, has 2 points of access to Linda Avenue and Topaz Street, with Linda Avenue solely serving our 19 lot subdivision and the adjacent 12 lot subdivision. Traffic from the proposed subdivision will be typical and is not expected to create congestion on either the public or private right-of-way. According to the applicant, the non-standard knuckle design is necessary to accommodate a 20 foot back of curb radius, where 30 feet is required for a standard knuckle, on Lot 8 and Lot 19 to allow the lots to fit the residential product. Only Lot 7 would be impacted by the non-standard design as it is the only lot fronting the knuckle.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-use	C-2	Surgery center & single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential

Related Applications

Application Number	Request
TM-22-500061	A tentative map for a 19 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

Immediately to the south of the project site, across Topaz Street, is a developed C-2 zoned parcel with a surgical center and a townhouse development zoned R-2. To the east of the proposed subdivision is an existing multiple family development zoned R-3. To the north and west of the project site are single family residential lots zoned R-1. Staff finds the proposed R-2 zoning is an appropriate transition between the R-3 zoning to the east and the R-1 zoning to the west. Furthermore, the proposed zoning classification is consistent and compatible with the existing and approved land uses within the surrounding area. Therefore, staff recommends approval of this request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review #1

Architectural enhancements, including varying rooflines, are provided on all sides of the proposed residences. However, staff recommends incorporating additional architectural enhancements into the front elevations including stone or brick veneer, faux shutters, or the use of varied building material. The design of the residences and the overall site comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models, architectural styles, streetscapes, common landscape areas, and other character defining features that contribute to a distinct neighborhood identity. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential developments within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waivers of Development Standards #1 & #2

Staff has no objection to the request to allow an elbow instead of a knuckle since the streets will be private and maintained by the homeowners. The reduced offset between Sumac Lane and Hawkins Way should have no impact as the proposed 19 lot subdivision should see a low volume of traffic. Additionally Linda Avenue ends immediately to the east.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Incorporate additional architectural features into the front elevations of the residences including stone or brick veneer, faux shutters, or the use of varying building material.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 162-12-402-006; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0147-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval (zone change to include a wall increase up to 9 feet; and only single story houses will be permitted on Lot 7).

APPROVALS:

PROTESTS:

APPLICANT: RYAN HOGGE

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